



ASHWORTH HOLME
Sales · Lettings · Property Management



11 LARCHWOOD CLOSE, M33 5RP
OFFERS OVER £350,000



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DESCRIPTION

A BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED HOME OCCUPYING A QUIET CUL DE SAC POSITION AND OFFERING WELL BALANCED ACCOMMODATION THAT IS READY TO ENJOY STRAIGHT AWAY.

The property has been tastefully maintained throughout and would make an ideal purchase for a variety of buyers, particularly first time buyers looking to avoid the cost and disruption of immediate renovation works.

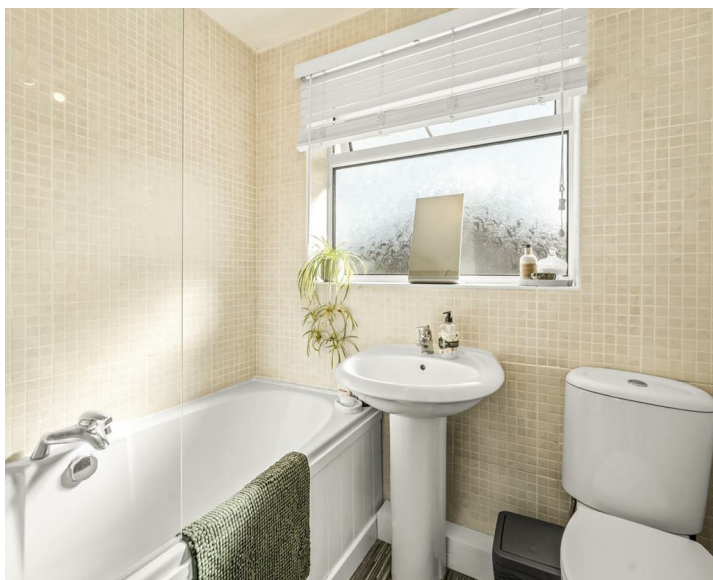
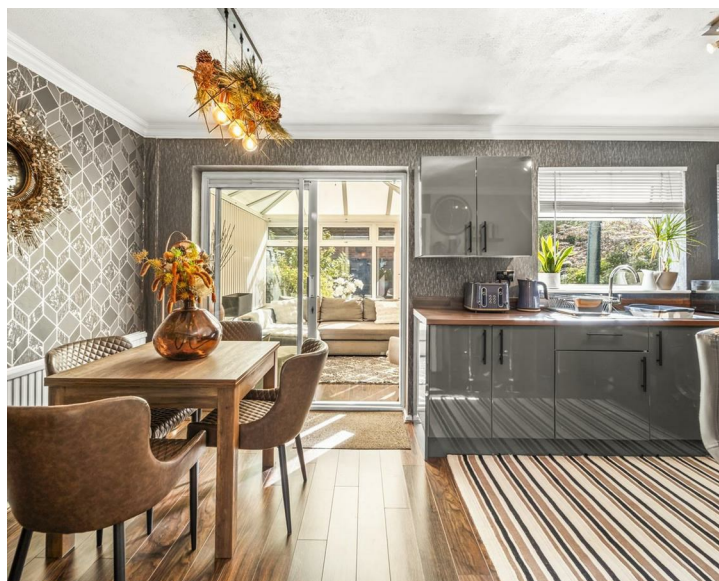
The ground floor features a welcoming entrance hallway leading through to a spacious lounge, while to the rear is a modern dining kitchen with ample space for a dining table and everyday entertaining. The kitchen opens into a conservatory which provides an additional reception space and enjoys direct access onto the rear garden. To the first floor are three bedrooms together with a modern, fully tiled bathroom fitted with a white suite. Externally, the rear garden is a real feature of the home and has been kept in immaculate condition. It is mainly laid to lawn with an initial paved patio seating area, a further decked seating area positioned towards the rear, panelled fencing to the boundaries and a timber garden storage shed. To the front is a further lawned garden together with a driveway providing off road parking.

A superb opportunity at a realistic price point, combining modern presentation, practical accommodation and a peaceful cul de sac setting. This is a home that can be moved straight into and enjoyed from day one.

KEY FEATURES

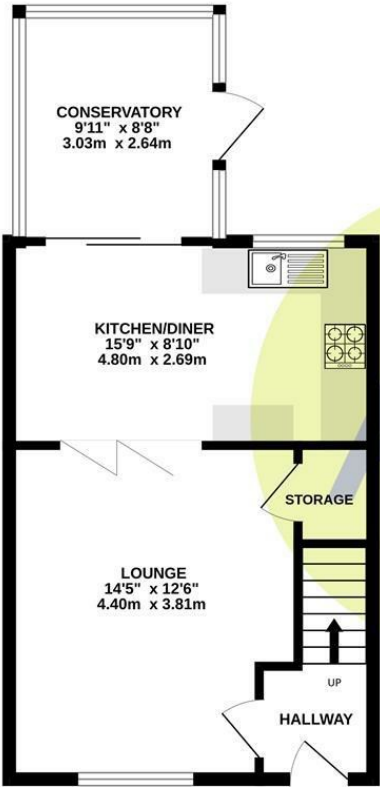
- Beautifully presented throughout
- Quiet cul de sac location
- Spacious lounge
- Immaculate gardens and driveway
- Three bedroom semi detached
- Modern dining kitchen
- Conservatory overlooking rear garden
- Modern fully tiled bathroom



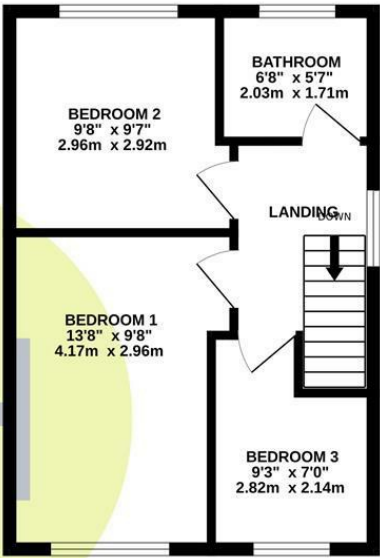




GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 819 sq.ft. (76.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix CS205

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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